

MINUTES  
FRUIT HEIGHTS CITY  
PLANNING COMMISSION MEETING  
910 South Mountain Road  
February 17, 2015

**REGULAR MEETING**

**PLANNING COMMISSIONERS PRESENT:** Commissioners Paul Wood, Sam Brady, Kristi Bybee, Curtis Tanner, and Chairman Susan Hunt and City Council Member Craig Hill.

**STAFF PRESENT:** City Manager Brandon Green, City Engineer Brandon Jones, City Planner Jeff Oyler and Recording Secretary Kelli Rollins.

**VISITORS:** Blaine Spendlove, Council Member Diane Anderson, Council Member Julia Busche, Council Member Eileen Moss, Mayor Don Carroll, Richard Green, Scott Justinson,

**REGULAR MEETING**

The Planning Commission meeting was called to order by Chairman Susan Hunt at 7:03 pm. The Pledge of Allegiance given and Commissioner Sam Brady gave a prayer for the opening ceremony.

**1. APPROVAL OF MINUTES FROM PREVIOUS MEETING:**

*Commissioner Curtis Tanner moved to approve the minutes from January 27, 2014, with corrections. Commissioner Kristi Bybee seconded the motion and the motion passed unanimously.*

**2. ITEMS FROM THE PUBLIC:**

There were no items from the public presented.

**3. PUBLIC HEARING:**

Commissioner Kristi Bybee made a motion to open a Public Hearing to receive public comments regarding the Sensitive Land s Evaluation & Development Standards (SLEDs). Commissioner Sam Brady seconded the motion and the motion passed unanimously.

City Manager Brandon Green addressed the Planning Commission regarding the moratorium that was passed almost six months ago. The City hired a geo-technical firm, Geo-Strata, to study the sensitive foothills of Fruit Heights. The City Attorney and Geo-Strata have worked to write this ordinance. The first draft is being presented to the Planning Commission tonight.

There were several changes that the city staff already would recommend be made to the ordinance, including removing the development review committee, remove item I from page 2, adding the words "as amended from time to time" to 19.72.020, removing density limitations that have already been included in the PRUD.

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City Manager Green mentioned that the maps included in the study are still being digitized by Geo-Strata. When the maps are finished he will send them on to the Planning Commission.

City Planner Jeff Oyler mentioned that this ordinance is in its first draft and is a work in progress. He mentioned it is not ready to be approved tonight. It still needs some work before it is moved to the next level. The Hillside Overlay zone will be completely replaced by this ordinance. Chairman Hunt suggested continuing the public meeting next month when the Planning Commission has all the information.

City Engineer Brandon Jones mentioned that the old ordinance mentioned nothing about geologic hazards. This ordinance will give direction to the developers and their geologists to protect future homeowners and the city. The City Staff has been working tirelessly and have done all they can do to move this ordinance forward. Once they receive the maps then they will forward on all information to the Planning Commission, then they may continue with the public hearing, get the approval of the Planning Commission and then forward the proposed ordinance to the City Council.

Mr. Scott Justinson addressed the Planning Commission and he mentioned that the Raymond/Spendlove property has been under contract yet unable to submit anything because of the moratorium. He expressed frustration and a reluctance to be required to extend the contract. Getting this ordinance passed is important and extremely time sensitive. He mentioned that he was willing to do anything he could to help facilitate the process.

Mayor Don Carroll addressed the Planning Commission and mentioned that April 9<sup>th</sup> is the six month deadline for the moratorium. He asked if the Planning Commission would be available for a special meeting outside the normal meeting schedule.

Chairman Susan Hunt agreed that a working meeting would be helpful to explain the maps and discuss the ordinance so that the Planning Commission is prepared when next they meet.

City Planner Jeff Oyler suggested the first or second week in March for the work meeting which would leave time for both the Planning Commission and the City Council to discuss and pass the ordinance before the deadline. The Planning Commission asked the City Staff to invite a representative from Geo-Strata to attend that meeting. They decided on March 10<sup>th</sup> for the Work Meeting with the Planning Commission and the City Council.

Mr. Richard Green addressed the concern of where the water source will be for this new development. Chairman Susan Hunt recognized his concern but put the question off until a different time as this is a separate issue.

City Engineer Jones mentioned how nice it will be not to be arbitrarily guessing at problem areas, truly identifying faults and slope stability.

Mr. Blaine Spendlove addressed the Planning Commission regarding the time sensitive nature of this ordinance being passed.

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City Manager Brandon Green addressed the Planning Commission about how the City Staff has been working diligently on this ordinance. He reassured them that the City did not just start on this project this week. He asked the City Council to read through the ordinance and make changes and send them to him.

Chairman Susan Hunt reminded everyone that at the work meeting the public will be welcome but they will not be able to make comments until the public meeting.

*Commissioner Kristi Bybee made a motion to leave the Public Hearing and Commissioner Sam Brady seconded the motion and it was approved unanimously by those in attendance.*

**4. NEW BUSINESS**

**A. Review/Approve/Deny Sensitive Lands Evaluation & Development Standards (SLEDs)**

Planning Commission Chairman Susan Hunt tabled this discussion.

**5. OLD BUSINESS**

**6. REPORTS:**

**A. City Planner- Jeff Oyler**

No report was given.

**B. City Council Rep- Craig Hill**

City Council Member Craig Hill very strongly encouraged everyone to do all they can to act within the 6 months of the moratorium.

**7. ADJOURNMENT:**

*Commissioner Curtis Tanner made a motion to adjourn and it was seconded by Commissioner Paul Wood and was agreed upon unanimously and was adjourned at 7:55.*

I HEREBY CERTIFY that the foregoing is a true, accurate and complete record of the Fruit Heights City Planning Commission meeting held February 17, 2015.

*Not approved until signed*



Kelli Rollins  
Recording Secretary

Date Approved by the Planning Commission.

*April 28, 2015*